020.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,260,700 / 1,260,700
					USE VALUE:	1,260,700 / 1,260,700
					ASSESSED:	1,260,700 / 1,260,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE LEO JOHN M/TRUSTEE
Owner 2:	DELEO FAMILY TRUST
Owner 3:	
Street 1:	65 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1991, having primarily Clapboard Exterior and 2664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11700.000	408,800		851,900	1,260,700
Total Card	0.269	408,800		851,900	1,260,700
Total Parcel	0.269	408,800		851,900	1,260,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.24 | /Parcel: 473.2

Legal Description

User Acct

146130

GIS Ref

GIS Ref

Insp Date

11/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 020.0-0005-0001.A

!1670!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,800	0	11,700.	852,000	1,260,800	1,260,800	Year End Roll	12/18/2019
2019	101	FV	349,800	0	11,700.	932,900	1,282,700	1,282,700	Year End Roll	1/3/2019
2018	101	FV	348,900	0	11,700.	593,700	942,600	942,600	Year End Roll	12/20/2017
2017	101	FV	348,900	0	11,700.	542,800	891,700	891,700	Year End Roll	1/3/2017
2016	101	FV	348,900	0	11,700.	441,000	789,900	789,900	Year End	1/4/2016
2015	101	FV	331,500	0	11,700.	441,000	772,500	772,500	Year End Roll	12/11/2014
2014	101	FV	331,500	0	11,700.	402,000	733,500	733,500	Year End Roll	12/16/2013
2013	101	FV	331,500	0	11,700.	382,500	714,000	714,000		12/13/2012

PRINT

Date	Time
12/10/20	17:14:32

LAST REV

Date	Time
10/24/19	15:27:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELEO JOHN M	1133-145		10/13/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	Meas/Inspect	BS	Barbara S
2/6/2009	Meas/Inspect	294	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
11/6/1999	Inspected	263	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	146130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11700		Sq. Ft.	Site		0	85.	0.86	2			Water F	30					851,949						851,900	

Total AC/HA: 0.26860 | Total SF/SM: 11700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 851,949 | Spl Credit | Total: 851,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.01966619
Const Adj.:	0.99989998
Adj $ / SQ:	107.054
Other Features:	97934
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478146
Depreciation:	69331
Depreciated Total:	408815

COMMENTS

PDAS TO ATC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

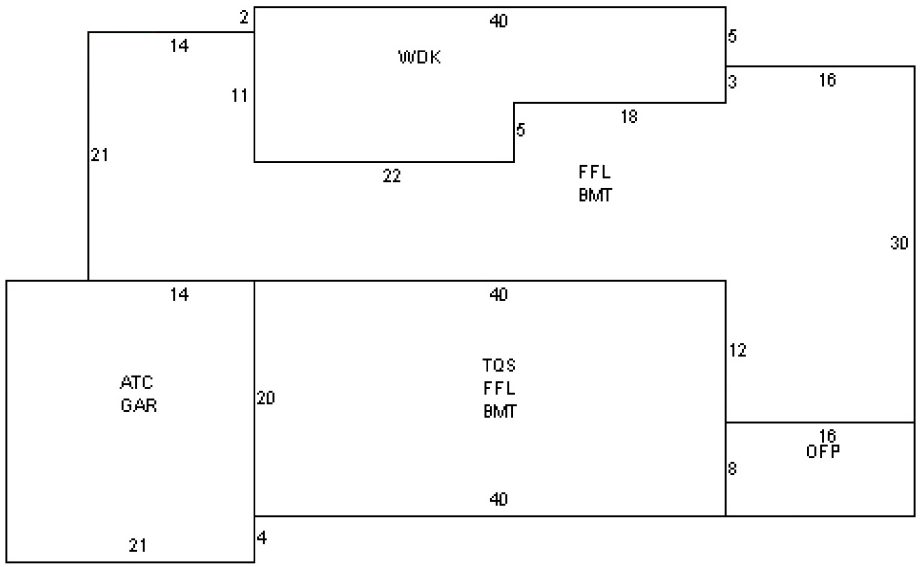
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	107.05
Special Features:	0	Val/Su Net:	68.52
Final Total:	408800	Val/Su SzAd	143.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,064	32.120	66,288
FFL	First Floor	2,064	107.050	220,960
TQS	3/4 Story	600	107.050	64,233
GAR	Garage	504	19.960	10,059
WDK	Deck	430	8.320	3,580
ATC	Attic	176	64.230	11,331
OFP	Open Porch	128	29.390	3,762
	Net Sketched Area:	5,966	Total:	380,213
Size Ad	2840.3999	Gross Are	6494	FinArea 2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	